



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 11/11/05

Project No.: 692-PA-2005

Coordinator: Kira Wauwie

Case No.: 97-DR-2005

Project Name: Dove Valley Office Complex

11/14/05

**Project Location:** SEC of Scottsdale Road and Dove Valley Road - 7225 E Dove Valley Rd.

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: C-2 ESL    Proposed Zoning: C-2 ESL

Number of Buildings: 8    Parcel Size: Approximately 13.3 ac of 27.6 ac

Gross Floor Area/Total Units: 99,219 S.F.    Floor Area Ratio/Density: 0.15

Parking Required: \_\_\_\_\_    Parking Provided: \_\_\_\_\_

Setbacks:    N - 150'    S - 20'    E - 20'    W - 100'

## Description of Request:

See attached.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**Dove Valley Office Complex  
Development Review Board  
Project Narrative  
Case # 692-PA-2005**

**OVERVIEW**

Rex Luxury Homes (the "Developer") are the owner and developer, respectively, of approximately twenty-seven and two-thirds (27.6) acres of land located at the southeast corner of Scottsdale Road and Dove Valley Road. The proposed project is located on the western approximately thirteen and one-third (13.3) acres of land (the "Property"). The Property is zoned Central Business District (C-2) with and Environmentally Sensitive Lands (ESL) overlay.

**REQUEST**

The Developer is requesting Development Review Board approval of the elevations, site plan and landscape plan for the proposed commercial project.

**CONTEXT**

In addition to the proposed development of the Property, there are existing and proposed developments surrounding the Property. To the south is the Summit at Scottsdale, a retail and commercial center including a Target store and Safeway grocer. To the west, across Scottsdale Road is the Terravita community consisting of single-family detached residential on 5,000 – 6,000 square foot lots. To the north is the Winfield community consisting of single-family detached residential on 5,000 – 6,000 square foot lots. Immediately to the east of the proposed development is vacant land to be developed in a future phase of the project. Further east is the Sevano Village community. Single-family detached residences on approximately one quarter (1/4) acre lots will be developed.

**DESCRIPTION OF PROJECT**

The proposed project consists of eight (8) buildings which will contain approximately 100,000 square feet of commercial space which may include office and limited service retail uses. Scenic corridor buffers along Scottsdale Road of 100 feet and Dove Valley Road of 150 enhance the street scene and the view from adjacent properties. Almost all the buildings have views to natural or enhanced open spaces. The parking for the development is internal to the project. Surrounding buildings, landscape and shade structures screen the narrow field of parking from surrounding uses and Scottsdale Road.

The primary entry from Scottsdale Road is enhanced by a landscape median. To create an arrival statement the entry is compressed by buildings on either side of the drive and focal landscape is symmetrically centered on view. A secondary gated entrance/exit is provided from Dove Valley Road and a driveway provides a connection to the Summit at

Scottsdale. Internally sidewalks provide pedestrian connections from building to building as well as a connection to the Summit at Scottsdale retail center to the south. A trail along Scottsdale Road provides a connection from the Winfield to the north, south to the Summit at Scottsdale.

## **ARCHITECTURE OF PROJECT**

The architecture is based on historic western forms using a combination of mottled stucco with stucco trims. Roof overhangs are accented with stained heavy timber rafter tails and fascia. Clay barrel tile roofs with random lifts and mud setting help scale and soften the roof planes. Low-e windows set into anodized frames are recessed into the building to shade the glass from direct sunlight while opening views to the surrounding garden spaces and native vegetation. Massing is residential in scale and provides a transition from the large scale Summit at Scottsdale retail commercial center to the surrounding single family residences. Finish floor elevations step and short retaining walls integrated with the architecture transition grade to nestle the project in the site.

## **OPEN SPACE**

Within the project, intimate open spaces will be created between buildings and a court enclosed by three (3) buildings. The spaces may include art, water features, planter boxes, decorative pavers, walls and shade structures to provide focal points of interest. The court enclosed by the three (3) buildings is also one (1) of two (2) on site retention basins. A second retention basin is located at the low point of the Property. Native vegetation will be planted in this retention basin. Additional trees and landscape are located throughout parking to provide shade and soften off-site views to the Property.

As a result of the Property's previous use as a filming location, a majority of the natural vegetation of the site has been disturbed. Within the Scottsdale Road Scenic Corridor and the Dove Valley corridor a native plant palette will be used to strategically blend vegetation in a manner similar to the surrounding natural desert character. Low perimeter walls will be used along this frontage to assist with this transition. A minimum of two and two-thirds (2.6) acres of Natural Area Open Space (NAOS), as required by the ESL Ordinance, will be provided in the Scottsdale Road Scenic Corridor and Dove Valley Road corridor.

## **ACCESS**

Access to the Property will be provided from Scottsdale Road and a private driveway connection from the Summit at Scottsdale to the south. A secondary gated access is provided from Dove Valley Road. Internally sidewalks provide pedestrian connections from building to building and a trail along Scottsdale Road provides a connection from the Winfield to the north, south to the Summit at Scottsdale.

PANSEL 1, KEY TERNANTIA  
 MOORE ST. PAGE 21,  
 M.C.N.

SCOTTSDALE ROAD

SITE PLAN

NOT A PART  
 OF THIS SUBMITTAL

# PROJECT INFORMATION

DATE: 11/14/05  
 PROJECT NO.: 97-DR-2005  
 CLIENT: CITY OF SCOTTSDALE  
 DESIGNER: HKS INTERNATIONAL, INC.  
 ARCHITECT: HKS INTERNATIONAL, INC.  
 ENGINEER: HKS INTERNATIONAL, INC.  
 LANDSCAPE ARCHITECT: HKS INTERNATIONAL, INC.  
 CIVIL ENGINEER: HKS INTERNATIONAL, INC.  
 ELECTRICAL ENGINEER: HKS INTERNATIONAL, INC.  
 MECHANICAL ENGINEER: HKS INTERNATIONAL, INC.  
 PLUMBING ENGINEER: HKS INTERNATIONAL, INC.  
 FIRE ENGINEER: HKS INTERNATIONAL, INC.  
 HISTORIC PRESERVATION: HKS INTERNATIONAL, INC.  
 TRAFFIC ENGINEER: HKS INTERNATIONAL, INC.  
 ENVIRONMENTAL ENGINEER: HKS INTERNATIONAL, INC.  
 GEOTECHNICAL ENGINEER: HKS INTERNATIONAL, INC.  
 SOIL REMEDIATION ENGINEER: HKS INTERNATIONAL, INC.  
 ASBESTOS ABATEMENT ENGINEER: HKS INTERNATIONAL, INC.  
 LEED CONSULTANT: HKS INTERNATIONAL, INC.

## KEYNOTES

1. EXISTING BUILDING FOOTPRINTS
2. EXISTING BUILDING HEIGHTS
3. EXISTING BUILDING USES
4. EXISTING BUILDING VOLUMES
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DOVE VALLEY OFFICE COMPLEX

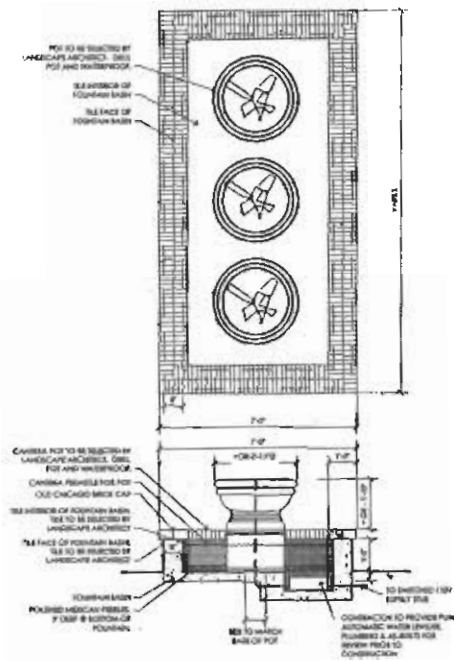
SCOTTSDALE, ARIZONA

HKS INTERNATIONAL, INC.

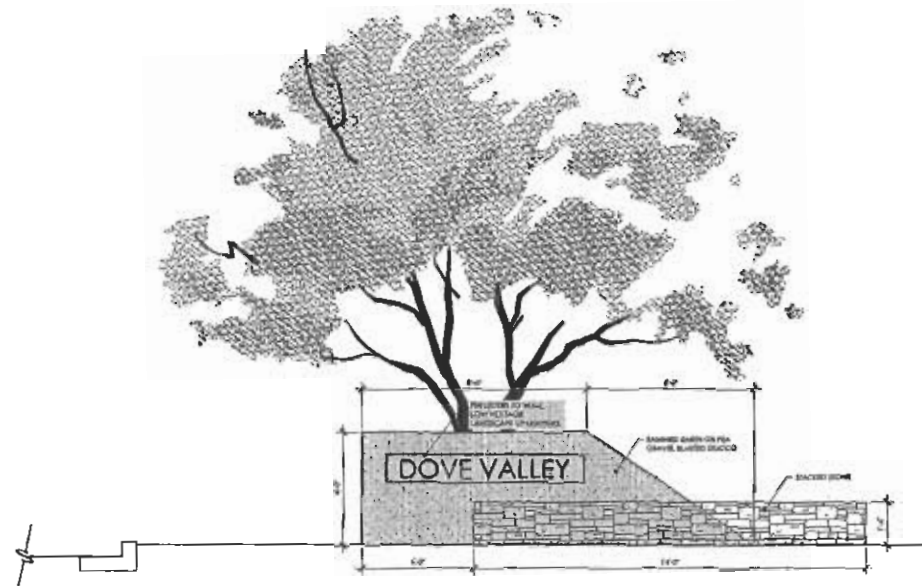
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97-DR-2005  
 11/14/05





1 Cantera Pot Fountain  
Scale: 1/2" = 1'-0"



2 South Boundary Entry Sign  
Scale: 1/2" = 1'-0"

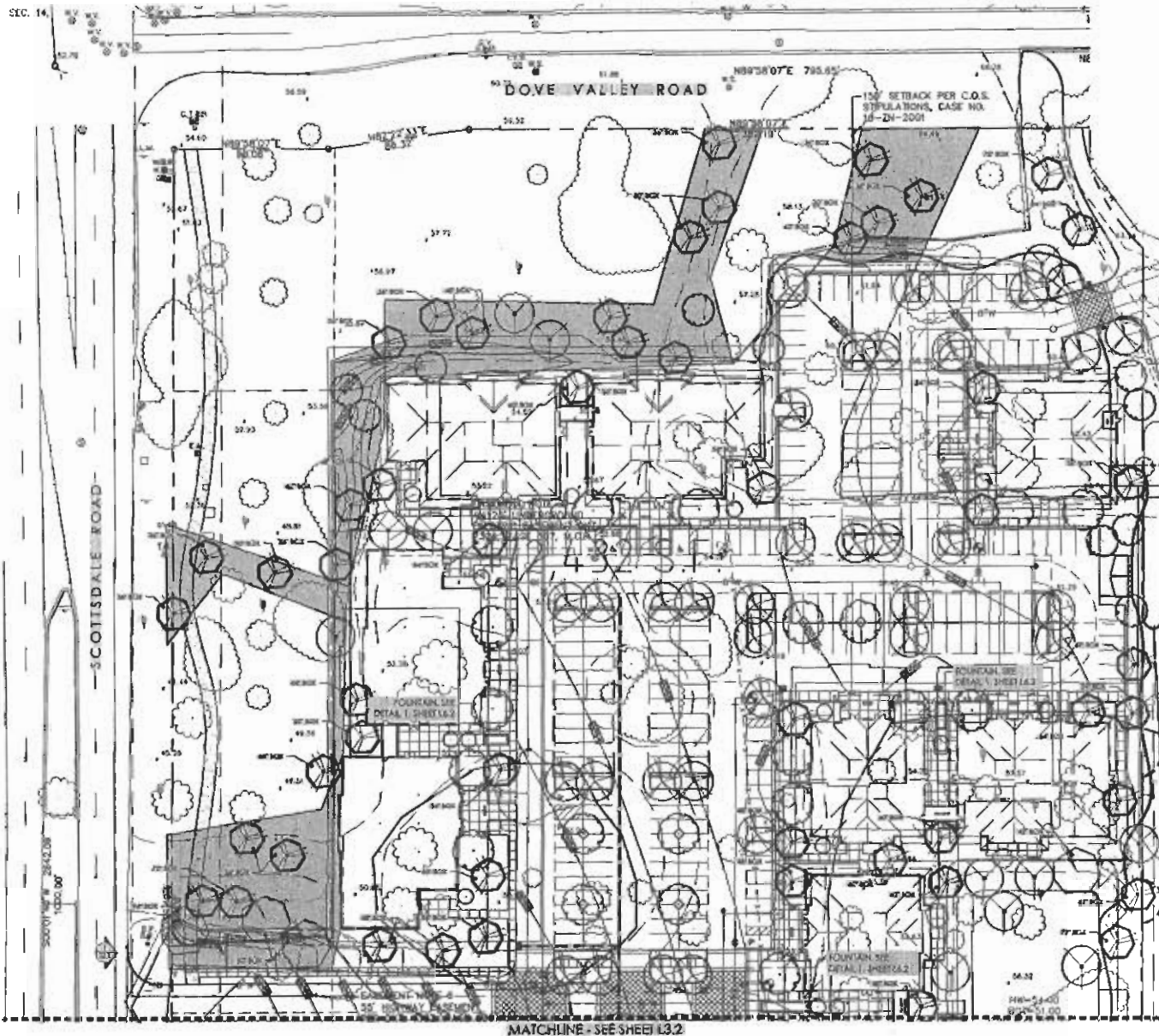
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DOVE VALLEY  
Scottsdale Rd & Dove Valley Rd


















L6.2  
7 of 7



**Note:**  
Any proposed water feature must be approved by the  
Water Conservation Office, City of Scottsdale.



#### PLANT MATERIALS LEGEND

Tissues		
	Arctic moss stage 10-12	30 hrs 30
	Arctic moss stage 10-12	15 gph 22
	Charadrius (Arctic) Great Alameda	30 hrs 30
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 Baking Dish(es) used to be registered with Police Registration

**SITE DATA:**

EXISTING DISTURBED AREA	87,216 LF
PLANNED AREA	108,958 LF
TOTAL LANDSCAPE AREA	175,200 LF

## Dove Valley Plant Field No.

[illegible]**Words**[illegible]

## Coulb (1991) 24, 4, 470

[illegible]**When**

Year	Number of cases	Percentage of cases
1990	10	10.0
1991	15	15.0
1992	20	20.0
1993	25	25.0
1994	30	30.0
1995	35	35.0
1996	40	40.0
1997	45	45.0
1998	50	50.0
1999	55	55.0
2000	60	60.0
2001	65	65.0
2002	70	70.0
2003	75	75.0
2004	80	80.0
2005	85	85.0
2006	90	90.0
2007	95	95.0
2008	100	100.0
2009	105	105.0
2010	110	110.0
2011	115	115.0
2012	120	120.0
2013	125	125.0
2014	130	130.0
2015	135	135.0
2016	140	140.0
2017	145	145.0
2018	150	150.0
2019	155	155.0
2020	160	160.0
2021	165	165.0
2022	170	170.0
2023	175	175.0
2024	180	180.0
2025	185	185.0
2026	190	190.0
2027	195	195.0
2028	200	200.0
2029	205	205.0
2030	210	210.0
2031	215	215.0
2032	220	220.0
2033	225	225.0
2034	230	230.0
2035	235	235.0
2036	240	240.0
2037	245	245.0
2038	250	250.0
2039	255	255.0
2040	260	260.0
2041	265	265.0
2042	270	270.0
2043	275	275.0
2044	280	280.0
2045	285	285.0
2046	290	290.0
2047	295	295.0
2048	300	300.0
2049	305	305.0
2050	310	310.0
2051	315	315.0
2052	320	320.0
2053	325	325.0
2054	330	330.0
2055	335	335.0
2056	340	340.0
2057	345	345.0
2058	350	350.0
2059	355	355.0
2060	360	360.0
2061	365	365.0
2062	370	370.0
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2067	395	395.0
2068	400	400.0
2069	405	405.0
2070	410	410.0
2071	415	415.0
2072	420	420.0
2073	425	425.0
2074	430	430.0
2075	435	435.0
2076	440	440.0
2077	445	445.0
2078	450	450.0
2079	455	455.0
2080	460	460.0
2081	465	465.0
2082	470	470.0
2083	475	475.0
2084	480	480.0
2085	485	485.0
2086	490	490.0
2087	495	495.0
2088	500	500.0
2089	505	505.0
2090	510	510.0
2091	515	515.0
2092	520	520.0
2093	525	525.0
2094	530	530.0
2095	535	535.0
2096	540	540.0
2097	545	545.0
2098	550	550.0
2099	555	555.0
2100		

Wallerstein and Givaudan are  
Equal partners

[illegible]

**Narrative:**

Some of the native plants utilized in revegetation will be supplied from the on-site salvage project and supplemented with purchase plant material. And a specific native seed mix designed for each site.

Genetic calculations will be performed using the native plant information and create inventory worksheets to determine appropriate plant positions and densities for each project site. Calculated results will be used as input in the revegetation process to select priority locations for tree and shrub placement.

**GREENY PICKETT**  
1910 4th Avenue, S.W., Atlanta 3  
Telephone, Atlanta 3433  
1910 4th Avenue, S.W., Atlanta 3



DOVE VALLEY

Scotsdale Rd &amp; Dove Valley Rd

42

 $r = 37.5$ 

■ **Answer:** (A)

**Keywords:** *Self-regulation; self-control; goal setting; goal achievement*

442

**1997**

10

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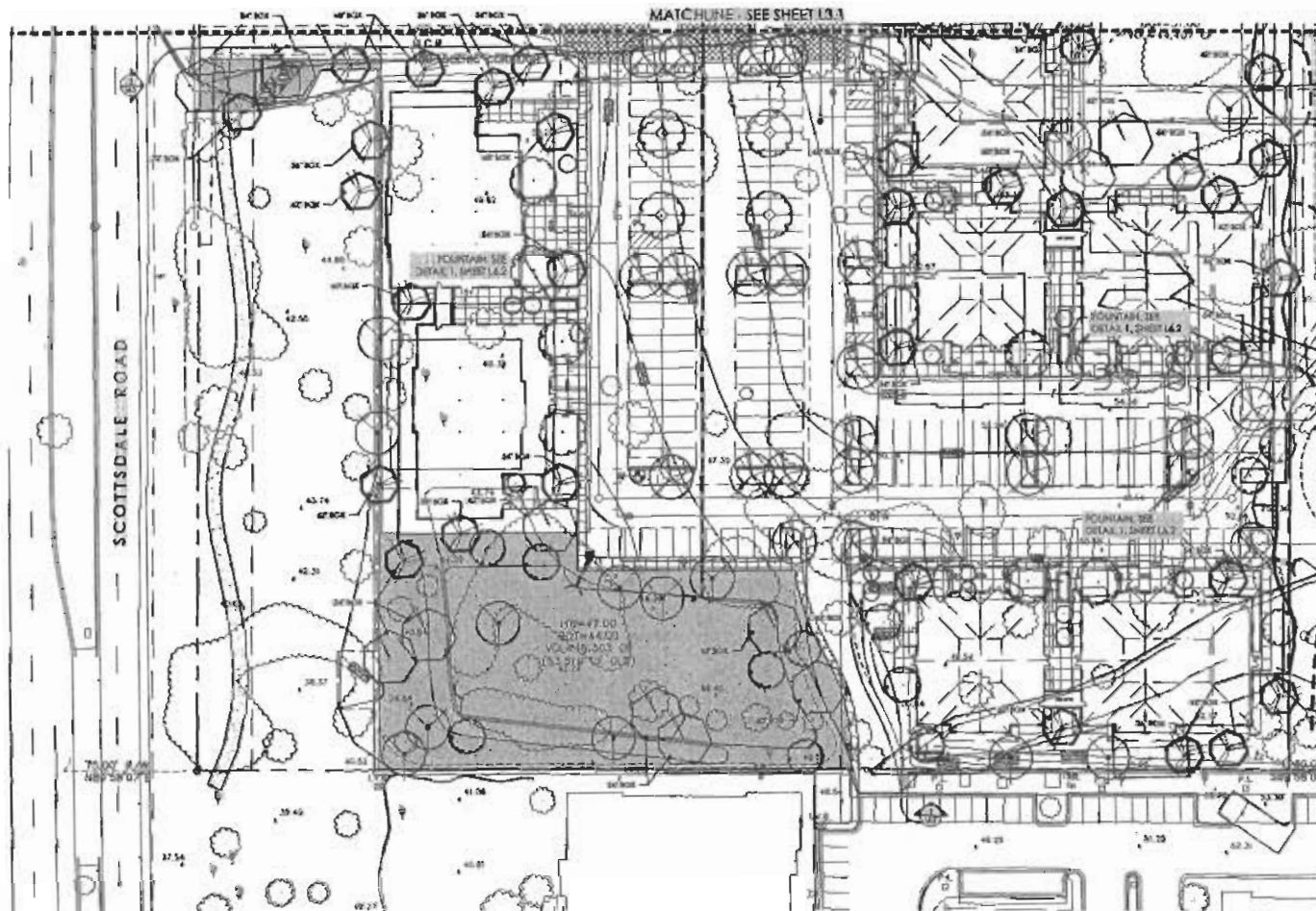
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Note:  
Any proposed water feature must be approved by the  
Water Conservation Office, City of Scottsdale.



# PLANT MATERIALS LEGEND

globe amaranth	12' to 14'	12'
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## PLANTING MATERIALS LIST

### SITE DATA:

PLANT AREA	28.17
EXISTING CURBING AREA	47.215 S.F.
EXISTING PAVING AREA	126.305 S.F.
TOTAL LANDSCAPE AREA	171.690 S.F.

### PLANT WATER PLANT PLANTS

Plant Name	Botanical Name	Height	Notes
Red Palm	Washingtonia robusta	12'	12'
Red Palm	Washingtonia robusta	12'	12'
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DATE: 11/14/05  
DRAWN BY: J. H. H. H.  
CHECKED BY: J. H. H. H.  
APPROVED BY: J. H. H. H.



DOVE VALLEY  
Scottsdale Rd & Dove Valley Rd

11/14/05  
11/14/05

11/14/05  
11/14/05

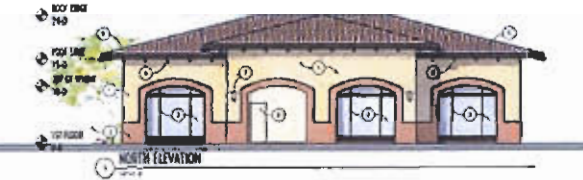
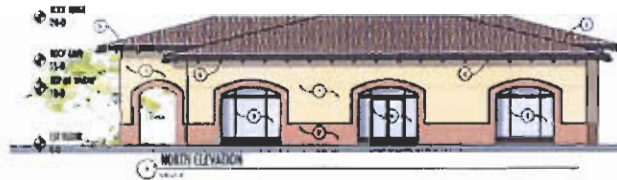
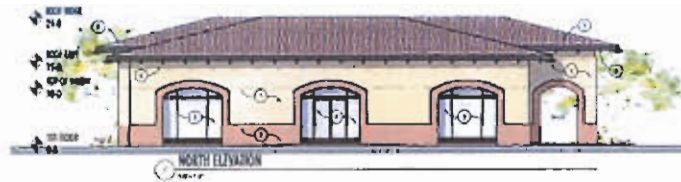
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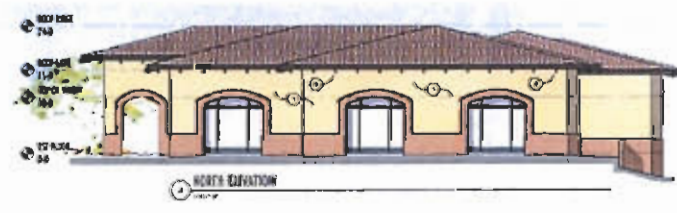
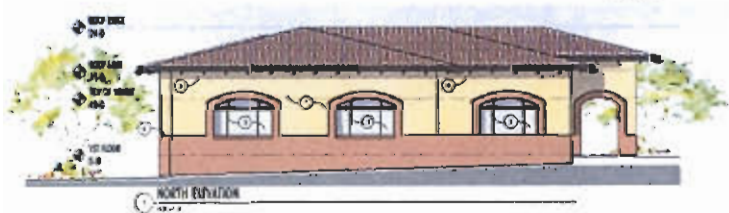
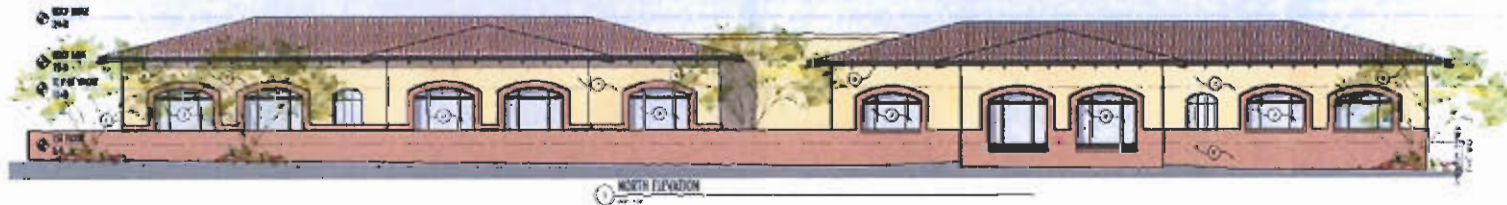
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# REVISIONS

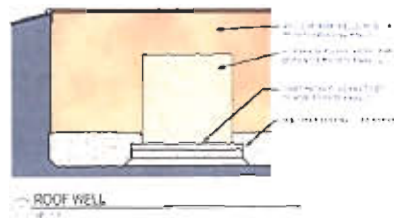
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BUILDING F



BUILDINGS D



#### KEYNOTES

- 1. EXTERIOR WALLS - 12" CMU
- 2. EXTERIOR WALLS - 12" CMU
- 3. EXTERIOR WALLS - 12" CMU
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**97-DR-2005**  
11/14/05



**CITY OF SAN JOSE**  
DEPARTMENT OF PUBLIC WORKS  
STREETS & HIGHWAYS DIVISION  
1000 CALLE SAN ANTONIO, SUITE 100  
SAN JOSE, CA 95128  
(408) 287-2000  
WWW.SANJOSE.CA.GOV

**DOVE VALLEY OFFICE COMPLEX**  
SANTA CLARA COUNTY  
SANTA CLARA, CALIFORNIA  
95050

**PLANNING & DESIGN DIVISION**  
1000 CALLE SAN ANTONIO, SUITE 100  
SAN JOSE, CA 95128  
(408) 287-2000  
WWW.SANJOSE.CA.GOV

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